



Bush & Co.



## 10 Tamarin Gardens, Cherry Hinton, Cambridge, CB1 9GH

Guide Price £600,000 Freehold



Energy Rating Band C

Cherry Hinton is located south-east of Cambridge and benefits from many local facilities. As a self-contained village on the periphery of Cambridge, there are a wide range of shops and services, primary and nursery schooling, a library, and the nearby Cherry Hinton Hall Park. Accessible to Addenbrookes Hospital and ARM holdings.

The accommodation is detail, UPVC front door to entrance hall, with stairs to first floor, cupboard and radiator, cloakroom with WC and hand wash basin. Kitchen fitted with a sink unit and range of wall and base storage units, electric hob and oven, plumbing for dishwasher, extractor hood, fridge space, cupboard housing gas fired boiler serving hot water and central heating, radiator.

Sitting/ dining room with vinyl flooring and doors leading to the rear garden, dodo rail and radiators. Study with access to a loft space and a radiator, a utility room with plumbing for a washing machine, door to the rear garden. Bedroom 3 a double room with double-glazed windows to the front elevation and a radiator, with an ensuite shower room. First floor landing 4 bedrooms with a shower room, 2 ensuite shower rooms, and access to loft space.

Outside is ample parking to the front, which is laid to gravel. To the rear is an enclosed garden with timber decking adjacent to the rear of the house, lawn, and the garden is enclosed with a brick wall and timber fencing.

Tenure: Freehold.

Services: mains water, drainage, gas, and electricity.

Council Tax: D



## Exceptional service in Cambridge and the surrounding villages

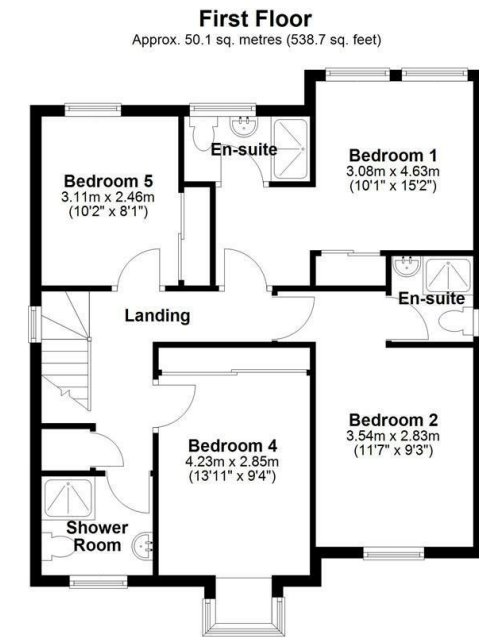
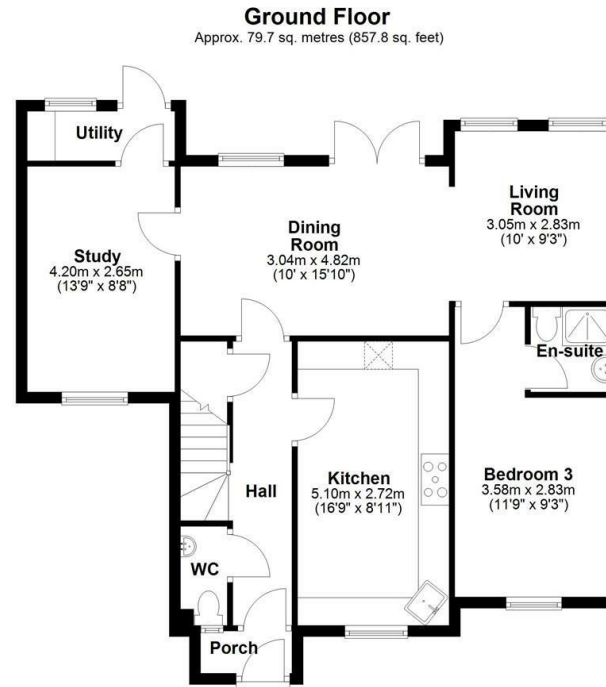
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Total area: approx. 129.7 sq. metres (1396.5 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band D

Fixtures & Fittings - Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale

Viewing - By Appointment

169 Mill Road

Cambridge

Cambridgeshire

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